

# HUNTERS®

HERE TO GET *you* THERE

**11 Haven Gardens, Cookridge, Leeds, LS16 6SN**

**Guide Price £250,000**

Property Images





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## Property Images



## Haven Gardens, Cookridge, Leeds, LS16

Approximate Area = 614 sq ft / 57 sq m

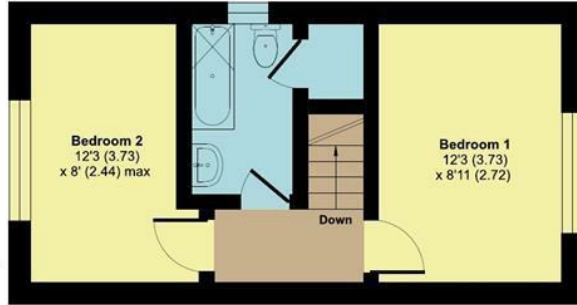
Outbuilding = 40 sq ft / 4 sq m

Total = 654 sq ft / 61 sq m

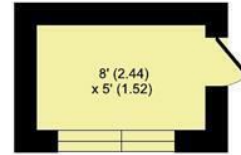
For identification only - Not to scale



FIRST FLOOR  
APPROX FLOOR  
AREA 29 SQ M  
(307 SQ FT)



GROUND FLOOR  
APPROX FLOOR  
AREA 29 SQ M  
(307 SQ FT)



OUTBUILDING  
AREA 4 SQ M  
(40 SQ FT)

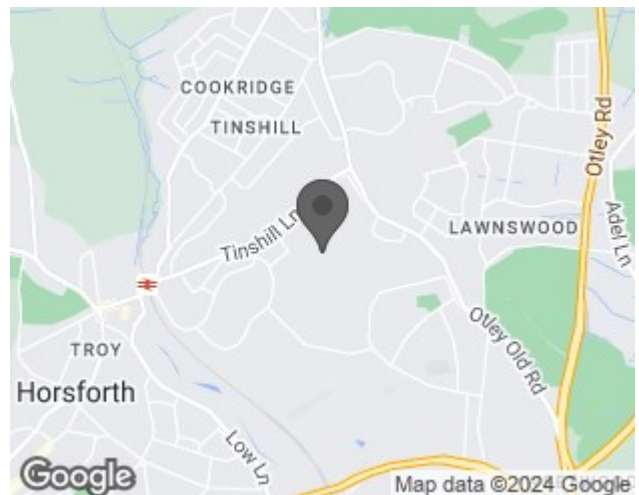


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ricshcom 2022. Produced for Hunters Property Group. REF: 844355

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Map



### Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: null Tenure: Freehold

## Summary

We are pleased to present this fantastic two bedroom semi detached home in Cookridge.

This is a convenient location for transport links and access to local amenities as well as reputable schools. Only a short distance from some great shops, restaurants and bars. Cookridge Hall is also nearby, and perfect for people who enjoy golf, swimming and relaxation alike! There are lovely local walks in nearby Golden Acre Park and the surrounding area. Heading north, Otley, Ilkley and the Yorkshire Dales offer a great choice of outdoor pursuits and those Sunday afternoon adventures and walks with the family!

Some of this excellent home's features include:

- Move in ready
- Living room with with feature fireplace and open staircase
- Superb modern kitchen with breakfast bar and access to the rear garden
- Two double bedrooms one with fitted wardrobes
- Family bathroom with shower over bath and good size store cupboard
- Externally to the front there is off street parking and low maintenance garden
- To the rear there is a delightful private garden with shed

This beautiful home is sure to be popular and internal viewing is highly recommended to appreciate the well-presented accommodation on offer.

## Features

- TWO BEDROOM SEMI DETACHED • GARDENS FRONT AND REAR • MOVE IN READY • MODERN KITCHEN • OFF STREET PARKING • POPULAR LOCATION • COUNCIL TAX:- C • EPC RATING :- C